Fox 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Susan W. Andrews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1996

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan W. Andrews (NAME)	First Republic Mortgage Corp. (NAME)	105-13-63.00
1401 Ashwood Avenue (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	22W-10060
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel Wells and wife, Nina Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan W. Andrews, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING the westerly one-half of Lot No. 39-A on the Plan of Belmont Land Company's Plan of Lots, called "Belmont Heights", of record in Plat Book 421, page 34, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Daniel Wells and wife, Nina Wells, by deed from WLH Properties, a partnership consisting of Peggy West, Susan Lewis and William Harkey, of record in Book 9075, Page 193, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 421, page 34; of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1401 Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of September, 19 95

Daniel Wells

Daniel Wells

Nina Wells

BOOK 9812PG536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Wells and wife, Nina Wells

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September 19 95.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ is _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

WARRANTY DEED

FROM

Daniel Wells and wife, Nina Wells

TO

Susan W. Andrews

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. & REFERENCE

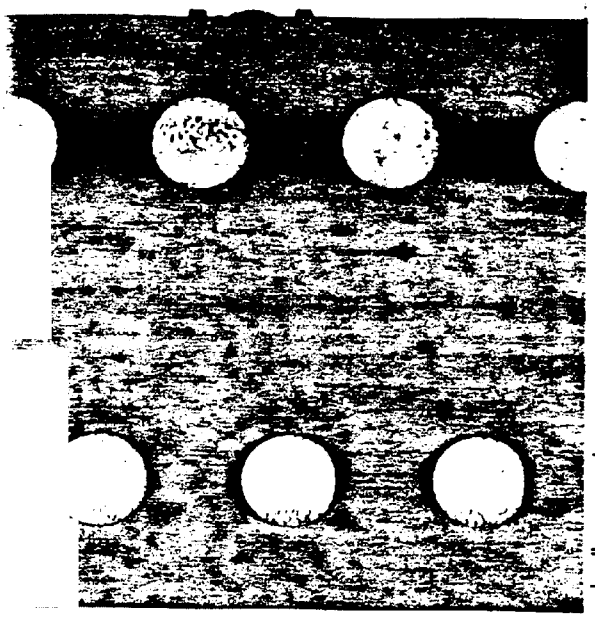
95 OCT -2 PM 12:36

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1269 10/02 0101 03CHECK

497.40

0107041



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

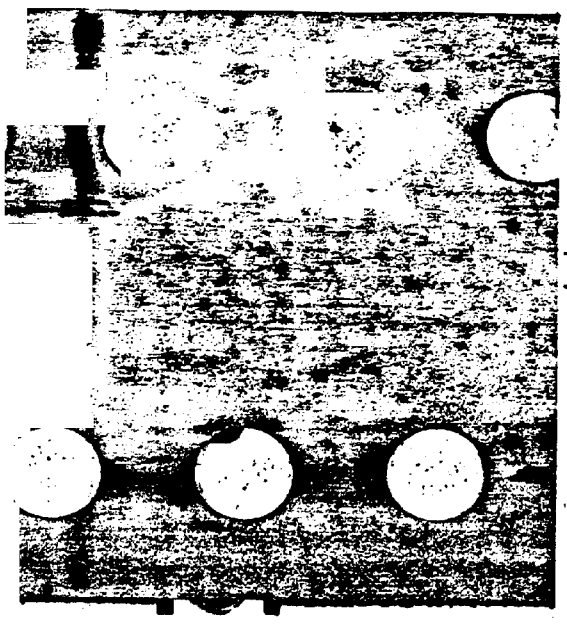
RECEIVED OF _____

FOR _____

BOOK 9812 PG 537

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
TOTAL 497.40
CHECK 497.40

10/02/95 01 12:37 0001 1269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107041
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960061